

CHEHALIS  
RIVER BASIN  

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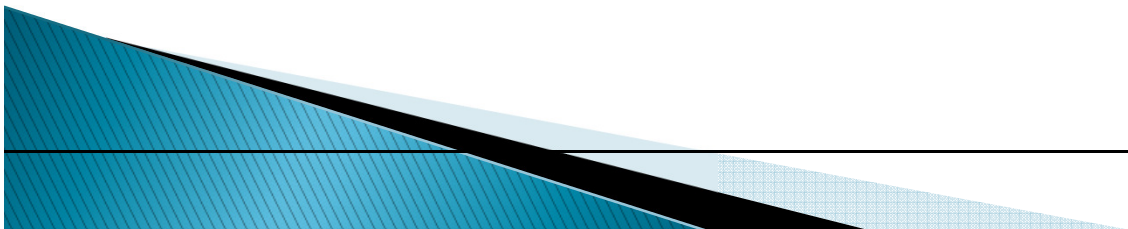
FLOOD AUTHORITY

# Preliminary Benefit District Boundary

Chehalis River Basin Flood District Formation  
October 21, 2010

# Preliminary Boundary Determinants

- ▶ Lewis, Grays Harbor, and Thurston County geographic areas within the Chehalis River Basin
- ▶ Inclusion of the Chehalis Tribe with their permission
- ▶ Precincts reasonably co-terminus with the Chehalis River Basin boundary
- ▶ 100-year Floodway per FEMA, 2003 shown



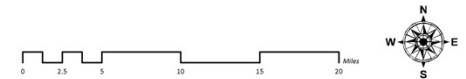
# CHEHALIS RIVER BASIN FLOOD DISTRICT FORMATION

Upper Chehalis, Lower Chehalis, and Grays Harbor Subbasins

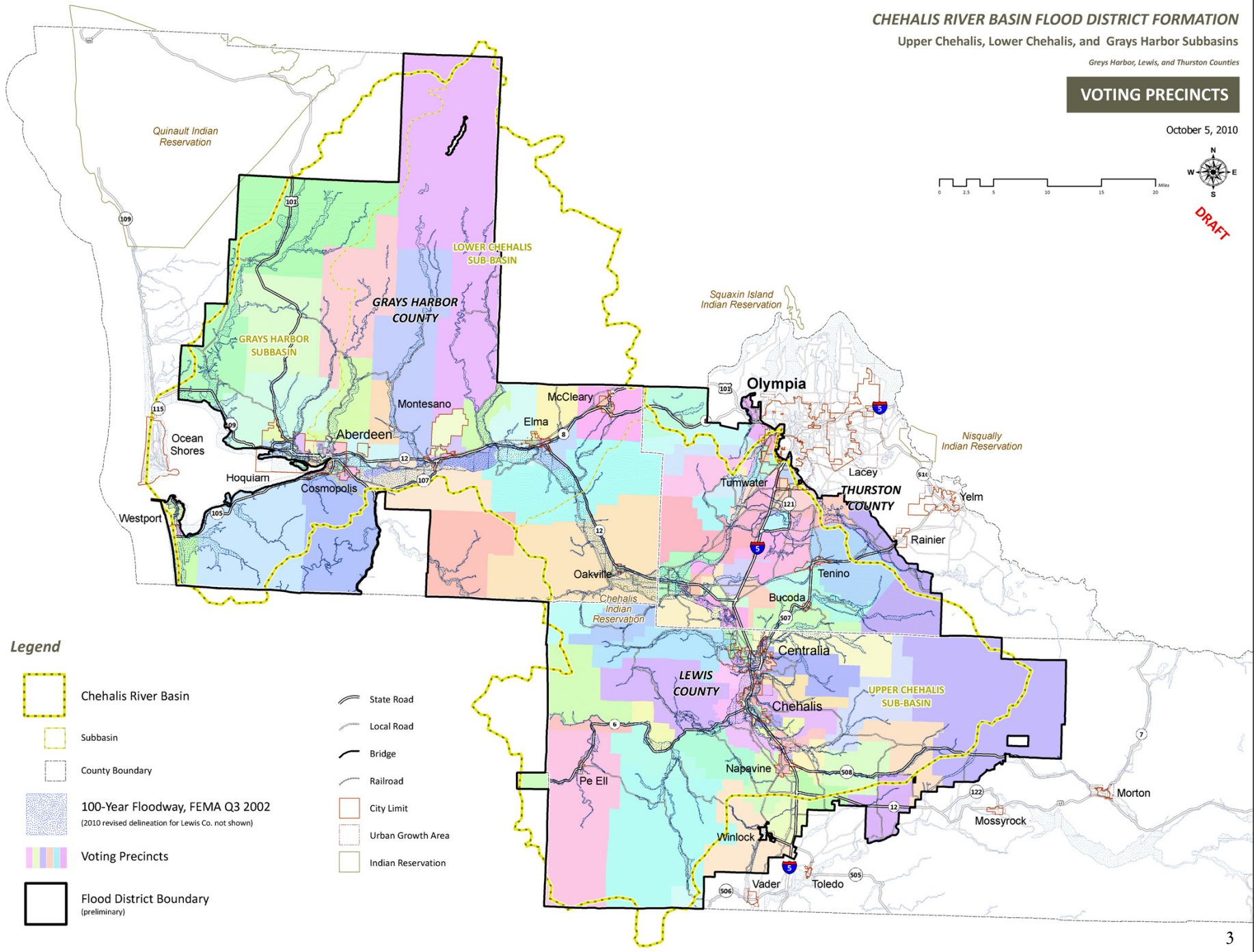
Greys Harbor, Lewis, and Thurston Counties

## VOTING PRECINCTS

October 5, 2010

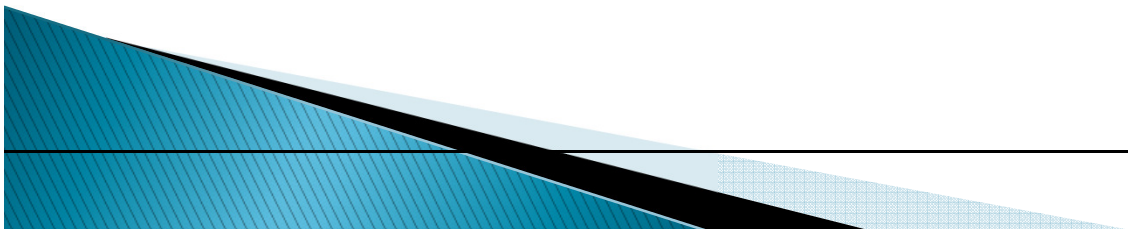


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# Boundary Issues

- ▶ Considering each of the precincts on the boundary, do they reasonably represent those who will benefit from District flood protection? Eg.
  - Grays Harbor Precinct G26
  - Thurston Precinct T053
  - Lewis Precincts L7, L16, L35, and L48
- ▶ How does the preliminary boundary relate to tribal reservation lands?
- ▶ How does the boundary relate to the boundaries of existing FCZDs or Stormwater Utilities?
- ▶ How does this boundary relate to the boundaries of the proposed individual County FCZDs to form the interim flood entity?
- ▶ Each County's cartographer and assigned civil deputy prosecutor should review the map





# Potential Revenue Generation

- ▶ The FCZD tax option provides for a non-voted property tax levy of up to \$0.50 per \$1,000 in assessed valuation (AV)
- ▶ Each of the three counties has provided an estimate of its total AV within the Chehalis River Basin boundary
- ▶ A preliminary forecast of taxable AV has been made assuming 90% of total AV is taxable
- ▶ An accompanying *preliminary* estimate of maximum revenue generation from this source has also been made, assuming successful application of the maximum levy rate

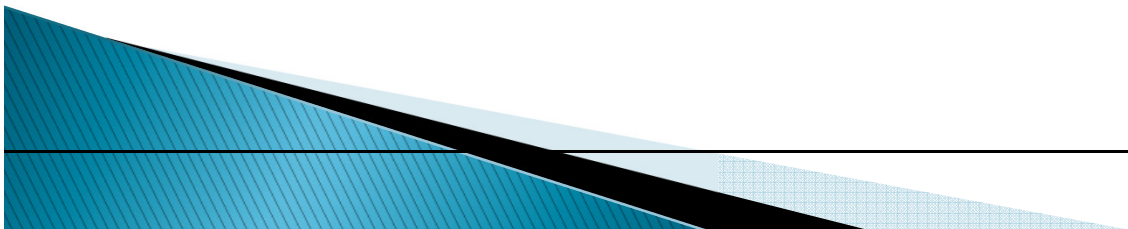
# Preliminary AV Estimates

Preliminary Estimate of Taxable AV in Flood Benefit Area				
	Precincts in Benefit Area	Tax Lot Count	AV Total	Est. Taxable AV*
Gray's Harbor County	61	38,094	\$5,918,699,545	\$5,326,830,000
Lewis County	62	28,298	\$4,405,656,121	\$3,965,091,000
Thurston County	58	19,764	\$5,156,276,985	\$4,640,649,000
<b>Total</b>	<b>181</b>	<b>86,156</b>	<b>\$15,480,632,651</b>	<b>\$13,932,570,000</b>
<i>*adjusted by FCS GROUP to account for tax-exempt tax lots based on county-wide data.            •Source: county assessor records; compiled by Real Urban Geographics</i>				

This level of AV would support about \$7M per year at \$0.50/\$1000

# Chehalis FCZD Economic Benefit Analysis Approach

- ❑ Measure potential direct economic benefits for FCZD and indirect benefits to the region/state using IMPLAN model (2009 data due Nov. 1)
- ❑ Construction Benefits to the FCZD – Per \$1M of spending using IMPLAN (jobs and output)
- ❑ Potential Direct/Indirect Benefits from:
  - Avoided Property Damage (based on Assessor data)
  - Reduced Travel and Freight Disruptions (WSDOT input)
  - Reduced Business Disruptions (IMPLAN model)



# Proposed Next Steps

- ▶ Update today on State Legislation
- ▶ November meeting:
  - Revisions to boundaries
  - Financing background and policies
  - Report on Public Meetings
  - Status of County Resolutions of Intent to form FCZDs
- ▶ Delay Workshop until January